

# THE VILLA

226 Kings Highway East & 735-737 Villa Avenue  
Fairfield, Connecticut

Cushman & Wakefield's Capital Markets Group is pleased to present for sale The Villa, located at 226 Kings Highway East and 735-737 Villa Avenue in Fairfield, Connecticut.

The Villa is a 100% leased mixed-use development comprised of two buildings with separate addresses situated on a single 0.63-acre parcel that provides dual street frontages on Kings Highway East / Route 1 (157'±—8,400± VPD) and Villa Avenue (499'±).

226 Kings Highway East is a two-story 8,207± SF building fronting both Kings Highway East and Villa Avenue. The ground floor features 4,115± SF of retail space (plus a 930± SF unfinished basement) leased to ARISU, a popular anime merchandise retailer. The second floor houses Landmark Square Apartments, which encompasses five fully leased residential units totaling 4,092± SF. 735-737 Villa Avenue is a two-story 3,625± SF building with a retail tenant on the ground floor, Soap Box Laundromat, and an accounting firm, MavenGreen Accounting, on the second floor.

Both buildings have recently undergone significant upgrades to bring them to current building codes, including new electrical and HVAC systems. Roof replacements were completed in 2023 for 226 Kings Highway East (with a 20-year warranty) and in 2024 for 735-737 Villa Avenue (with a 25-year warranty).

Strategically located in a high-traffic, commercially active area, The Villa is surrounded by major retailers, restaurants, banks and fitness centers. Notable neighbors include Super Stop & Shop, Starbucks, Planet Fitness, Walgreens, Aldi, Dunkin' and Subway. The site benefits from excellent visibility and accessibility, with curb cuts on both streets and a shared parking lot offering 47 spaces (3.97/1,000 SF).

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| <br><b>\$3,150,000</b><br>Asking Price | <br><b>11,832 SF</b><br>Building Size | <br><b>0.63</b><br>Acres            |
| <br><b>100%</b><br>Occupancy           | <br><b>47</b><br>Parking Spaces       | <br><b>157'</b><br>Route 1 Frontage |



**11,832 SF Mixed-Use | Route 1 Frontage | 100% Leased**



# THE VILLA

226 Kings Highway East & 735-737 Villa Avenue  
Fairfield, Connecticut

100% Leased to Diverse Tenant Mix

Prominent Corner Location

Ideal Local & Regional Accessibility

Exceptional Demographics

## Sale Inquiries

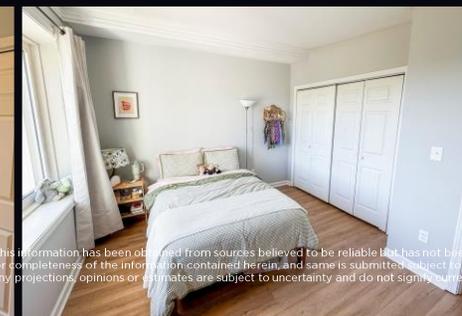
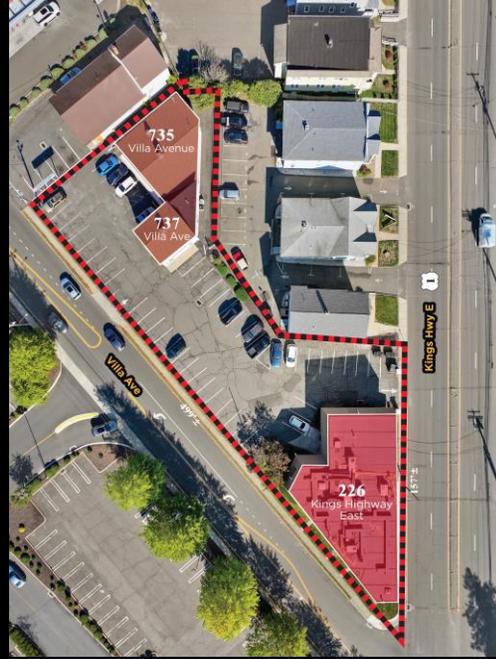
Al Mirin | (203) 326 5822  
al.mirin@cushwake.com

Matthew Torrance | (203) 326 5838  
matthew.torrance@cushwake.com



107 Elm Street, 8th Floor  
Stamford, Connecticut 06902

www.cwinvestmentpropertiesgroup.com



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